



COUNTY OF HUMBOLDT

For the meeting of: 5/15/2025

File #: 25-641

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Recology Humboldt-Coastal Development Permit and Conditional Use Permit Modification
Assessor Parcel Number: 401-031-067
Record Number: PLN-2025-19194
Samoa Area, Eureka

A Modification to change the hours of operation of a previously approved Coastal Development Permit and Conditional Use Permit for the existing transfer station and recycling facility within the general industrial area of the town of Samoa. The 2.5-acre parcel is developed with a 43,750 square foot transfer station building, where loading and unloading activities occur. It is anticipated that no more than 175 vehicles per day will use the facility. The current approved hours of operation are 7 am to 5 pm, Monday through Friday, and 8 am to 5 pm, Saturday and Sunday. The modification requests to change the hours of operation from 5 am to 5 pm, seven days a week, Monday-Sunday.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Resolution 25-__) (Attachment 1), which does the following:
 - a. Make all of the required findings for approval of the Coastal Development Permit and Conditional Use Permit Modification based on evidence in the staff report; and
 - b. Approves the Coastal Development Permit and Conditional Use Permit Modification as recommended by staff and subject to the conditions of approval (Attachment 1A).

DISCUSSION:

Project Location:

The project site is located in the Samoa area, on the east side of New Navy Base Road, adjacent to Vance Road, approximately 500 feet northeast of the intersection of Vance Road with New Navy Base Road, on property known as 555 Vance Avenue.

Present General Plan Land Use Designations:

Industrial, General (MG). Humboldt Bay Area Plan (HBAP). Max floor area ration: 3. Slope Stability: Moderate Instability (A2).

Present Zoning:

Industrial General (MG).

Environmental Review:

The project complies with the requirements of the California Environmental Quality Act (CEQA). The Humboldt County Planning Commission has considered the Mitigated Negative Declaration (Attachment 4) previously adopted for the Eel River Disposal Samoa Waste Transfer Facility that was prepared for this project pursuant to Section 15164 of CEQA guidelines and the addendum to the Mitigated Negative Declaration (Attachment 4A).

State Appeal Status:

Project is located within the Appeals jurisdiction of the Coastal Zone and is therefore appealable to the California Coastal Commission.

Major Concerns:

None.

Monitoring Required:

None.

Executive Summary:

A Modification to change the hours of operation of a previously approved Coastal Development Permit (CDP) and Conditional Use Permit (CUP) for the existing transfer station and recycling facility within the general industrial area of the town of Samoa. The 2.5-acre parcel is developed with a 43,750 square foot transfer station building where loading and unloading occurs and a 300 square foot outbuilding where checking and recording of vehicle weight occurs. The transfer station receives two waste streams. The facility accepts mixed, source separated recyclable material totaling less than 100 trips per day. The facility also has the capacity to process and transfer 100 tons of municipal solid waste. The total number of vehicles for both waste streams is not anticipated to be more than 175 vehicles per day. The facility office is open to the public, but no public waste drop off is available. The current approved hours of operation are 7 am to 5 pm, Monday through Friday, and 8 am to 5 pm, Saturday and Sunday. The modification requests to change the hours of operation from 5 am to 5 pm, seven days a week, Monday-Sunday.

There will be no physical changes to the land or structures as a result of this modification as the only change is to hours of operation. The nearest residential properties are over 2,000 feet from the site.

Due to the lack of immediate neighbors and that noise generating activities of loading and unloading for this facility take place inside the existing building, it is not anticipated that this facility will cause any nuisance from noise. The Mitigated Negative Declaration found that the noise from the facility created No Impact or Less Than Significant Impacts. Given that the modification would allow for operation for one hour during the night hours as defined in the General Plan (10:00 pm to 6:00 am) a condition of approval has been added to this project that noise before 6:00 am shall not exceed 70 dB at the property lines. The proposed increase in operational hours is not anticipated to significantly increase noise impact.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and no agencies responded with concerns (Attachment 5).

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the project. This alternative should be implemented if the Planning Commission is unable to make all the required findings. Planning Division staff is confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
2. Original PC Resolution and Conditions of Approval
3. Recology Humboldt Operations and Site Plan
4. 2013 Mitigated Negative Declaration
 - A. Mitigated Negative Declaration Addendum
5. Referral Agency Comments and Recommendations

Applicant

Recology Humboldt County
555 Vance Ave
Samoa, CA 95564

Owners

Same as applicant

Agent

File #: 25-641

Elizabeth Hoggatt
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Please contact Alice Vasterling, Associate Planner, at 707-268-3777 or by email at avasterling@co.humboldt.ca.us if you have any questions about this item.